



Las Vegas GROWTH WATCH

BUILDING LAS VEGAS INTO A WORLD-CLASS CITY

Substantial Regional Planning Underway

On January 26th the Southern Nevada Regional Planning Coalition (SNRPC), with the city of Las Vegas as lead entity, entered into a contract with the Theodore Roosevelt Institute (TRI) to conduct the first phase of a Regional Economic Study to “develop data and information to identify existing and potential employment clusters.” This study will use demographic, employment and land use data compiled from local,

state and national agencies, as well as third party data vendors, to identify employment clusters that Southern Nevada is capable of attracting and successfully supporting. Phase II will then “develop strategies, policies and build consensus” to attract businesses from the clusters identified in Phase I. The statistical analysts within the city’s Planning & Development department provide direction and staff support to TRI on behalf of the city.



Spring 2006

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TRI presented a first report on regional growth trends to the SNRPC Technical Committee, and later presented before the SNRPC Board on March 23, 2006. TRI has also submitted preliminary reports on land use availability for clustering policy and a preliminary report on existing/emerging clusters in Southern Nevada. TRI will continue to present completed deliverables to the Technical Committee each cycle, with the final report for Phase I due to be completed September 1.

The city’s Planning and Development

Department has also been diligently integrating the SNRPC Regional Trails Plan with the city’s Trails Element of the Master Plan 2020. The SNRPC Regional Trails Plan is the blueprint for interconnecting parks and trails system throughout the valley. Trail developments in the city like the recently dedicated Pioneer Trail, planning of the Las Vegas Wash trail, and the recent trail alignment along Alta are the result of the city’s trail development efforts. The SNRPC

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priority of conservation, open space and natural resource protection, is also reflected in the city's planning policies like traditional neighborhood development, rural preservation overlays, the northwest open space plan, among others.

The SNRPC was established by the Nevada state legislature in 1999. As stated on its Web site, www.snrpc.org, the coalition's mission "is to bring together all public jurisdictions to coordinate regional planning in a seamless fashion while respecting each member's autonomy. This requires promoting intergovernmental cooperation and trust built on careful planning and accountability, thus enhancing the quality of life in Southern Nevada."

The seven mandated priorities of the coalition are:

- Conservation, open space, and natural resource protection
- Population forecasts
- Land use
- Transportation
- Public facilities
- Air quality
- Infill development

The SNRPC is the forum for regional problem solving and consensus in the region. Regional agencies, such as; the Regional Transportation Commission, the Southern Nevada Water Authority, the Regional Flood Control District, the Clark County School District, Clark County Department of Air Quality and Environmental Management, and the Clark County Department of Aviation participate in SPRPC projects. Lastly, the SNRPC ensures that the actions

of federal and state agency policy conform to the SNRPC Regional Policy Plan.

The SNRPC conducts some of its business through subcommittees including the Federal Lands Disposal Subcommittee and the Clark County A-95 Clearinghouse Council Subcommittee. Support for the SNRPC comes from the Technical Committee which is made up of the managers of the participating jurisdictions, including the city of Las Vegas City Manager, Dr. Doug Selby and the superintendent of the school district. The Executive Board is made up of elected officials. Mayor Oscar B. Goodman and Councilman Lawrence Weekly (Ward 5) are the current board representatives from the city of Las Vegas.

SMARTER GROWTH

COMMUNITY ADDS TO MASS TRANSIT SYSTEM DESIGN

On January 25, 2006 the city of Las Vegas and city of North Las Vegas conducted a design charette at the Doolittle Community Center to discuss the future of the two cities in terms of the Regional Fixed Guideway and mass transit in downtown Las Vegas. Those in attendance were members of staff from both cities, the Regional Transportation Commission, Clark County, the State of Nevada Department of Transportation, City Manager Dr. Doug Selby, and North



Map depicting the proposed downtown connector route.

Las Vegas City Councilman Robert Eliason. The discussion was led by moderator Ron Portaro.

locations for the Trans Rapid train or "MagLev," location of the Central City Intermodal Transfer Terminal

Four topics were discussed by the participants. The topics were station

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www.lasvegasnevada.gov

(CCITT), route of the Regional Fixed Guideway (RFG), and Downtown Connector route of the downtown Bus Rapid Transit (BRT).

Specifically, the group agreed that the MagLev station should be located on the Union Pacific Railroad (UPRR) line in proximity to the proposed location of the Central City Transfer Terminal. It was decided that the MagLev should have its own station and the MagLev design team should consider extending the system to Salt Lake City, Utah.

The design should enhance pedestrian conveyance to link the various transportation modes and destinations downtown. The building should be aesthetically appealing so as to blend with the developing

neighborhood and also encourage transit use.

The charette members suggested that the Regional Fixed Guideway proposed to come north from Henderson, should it advance, should follow Las Vegas Boulevard as it comes into the city. It would then follow Casino Center via 3rd Street from Las Vegas Boulevard north beyond the I-515/ US-95 freeway.

Until the Regional Fixed Guideway is developed, the current Bus Rapid Transit (BRT) system will be expanded from the single route along Las Vegas Boulevard north to Nellis Boulevard by adding a route beginning at the intersection of Paradise Road and Sahara Avenue. The route, called the Downtown Connector, will follow Paradise north to Main Street, follow Main to Imperial Avenue, east to 3rd Street/ Casino Center Drive, north to

Ogden Avenue, west to Grand Central Parkway, then south to Charleston Boulevard. The Downtown Connector will tie Union Park (61 acres) to the Strip south of Sahara and provide a link to Henderson via the forthcoming Boulder Highway MAX line. The Downtown Connector will link the downtown hotels to Las Vegas Convention Center.

The train-like BRT will follow its route in a dedicated lane not accessible by general traffic and feature floor level boarding via multiple doors from specially designed stations located every few blocks. Its multiple boarding capacity plus its exclusive use of its own travel lane, will appreciably improve the speed, timing and efficiency of the system over the standard bus line. In time, the BRT line could be replaced by light rail.

RURAL PRESERVATION UPDATE

The Rural Preservation Overlay District (RPOD) was adopted on October 5, 2005. The city passed this measure to help protect rural neighborhoods from incompatible development. It was based upon state legislation which was passed in 1999 and expired in 2005.

The city is proposing to correct the Rural Preservation Overlay District Map by removing the now ineligible parcels:

- Remove subdivided or developed areas with fewer than 10 residential dwelling units.



The RPOD is designed to protect rural neighborhoods from incompatible development in all parts of the city.

- Remove parcels within 330 feet of a 100 feet or greater right-of-way street.
- Provide a mechanism for changing the RPOD map.

The revision will continue to provide the protections for established rural preservation neighborhoods. These protections are in addition to the master plan and zoning districts which ensure compatible development in all parts of the city. Further, many

of the existing rural preservation neighborhoods are located in the part of Centennial Hills which is protected by strict limitations contained in the interlocal agreement with Clark County.

Concurrently, this revision will allow appropriate infill development to take place on parcels which are no longer eligible for the RPOD designation because they have fewer than 10 existing homes or are within 330 feet of a major arterial street.

DOWNTOWN CENTENNIAL PLAN UPDATE

The city of Las Vegas is updating the Downtown Centennial Plan, adopted in 2000 by the City Council, which guides the redevelopment of downtown. The overall structure of the plan will continue to focus on the original eight urban districts; Central Casino Core, Downtown South, East Fremont, Las Vegas Boulevard, Northern Strip, Office Core, Arts District and Union Park. The Arts District and the newly established Entertainment District emerge in the update as anchoring focus areas.



The Las Vegas Downtown Centennial Plan is undergoing major revision.

The revised plan will enable one to get a quick overview of the development requirements for the urban district in which a parcel of land is located. The new, revised Downtown Centennial Plan is projected to be considered by City Council in May 2006.

Development of the existing Downtown Centennial Plan was spearheaded by the Planning and Development Department with contributions from several other city departments and members of the

community-at-large. The plan has served the community well during the past five years, but the exceptional pace of new and diverse projects coming into downtown warrants an update that reflects the city's strategic goals and market trends.

Over the years, staff has made note of what does and does not work well from the development community, who primarily use the plan. The recommendations, and those of various city departments, such as the Office of Business Development and Public Works, are the basis for the revisions. The Planning and Development Department lead the updating and re-formatting for an improved, user-friendly publication that will continue to guide the renaissance of downtown Las Vegas.

GRANTS UPDATE

STATE CCA GRANT

Each year the Nevada State Commission for Cultural Affairs (CCA) provides 3 million dollars of grant funding from state bond sales toward preservation and development of cultural resources throughout Nevada. This year, the city of Las Vegas received \$70,000 to replace the badly damaged roof of the 1948 addition to the Westside School, located in West Las Vegas at Washington Avenue and D Street. The Westside School is home to the non-profit KCEP radio station, which serves as the cultural voice of the African American community. A new roof is only the beginning for this property that needs paint and stucco repair, new HVAC, and security lighting. The Planning Department will be working with other departments pursuing additional funding to complete the upgrades.

HISTORIC PRESERVATION GRANT-IN-AID

Each year, the Planning Department applies to the Nevada State Historic Preservation Office for grant funding to support historic preservation activities. In 2005, the city of Las Vegas received \$32,000 for commissioner training programs for the Historic Preservation Commission members, revisions to the 1992 Historic Preservation Plan, and updating public outreach, educational programs and publications. Next year, the Planning Department has applied for funding to complete more historic resource surveys and an inventory of historic neighborhoods.

NDOT COMMUNITY MATCHING FUNDS LANDSCAPE & AESTHETICS GRANT

The Nevada Department of Transportation community matching Landscape & Aesthetics Grant Program is beginning its second year. The grants are available for enhancements to NDOT controlled rights-of-way. The city only has a few streets that

are still controlled by NDOT, the main two being Charleston Boulevard and Rancho Drive. Interstate 15 and US-95 are also NDOT rights-of-way. Last year, the city of Las Vegas was awarded two grants totaling \$500,000, the maximum amount available. Those two grants will fund two gateway arches over Charleston in the 18b The Las Vegas Arts District and the enhancement of the Lamb Boulevard and Charleston intersection.

This year, the city is applying for two grants. The first is for \$500,000 to fund a raised landscaped median on Charleston between Seventh Street and Maryland Parkway. The second is to landscape the Tropical Parkway overpass on US-95 area. The process is rather lengthy with an award announcement in October.

A MORE LIVABLE, AFFORDABLE CITY

The City Council approved a new ordinance for accessory dwelling units in Las Vegas on April 19, 2006. Commonly referred to as “granny flats” or “accessory dwelling units,” they will be permitted within large lot single-family districts in rural settings and within single-family neighborhoods located within a suburban setting with an approved Special Use Permit (SUP).

A common option in other cities, the added feature of kitchens in guest houses makes the units more livable and expands affordable housing opportunities for both renters and owners. “As Las Vegas continues to grow and prosper, we are always

looking for viable, affordable housing options,” said Margo Wheeler, director of the Planning and Development Department. “This is just one option added to our community’s toolbox.”

The city of Las Vegas has historically permitted casitas and guest houses with single-family homes. The change is that a habitable accessory unit may now include a kitchen facility. Either the primary or accessory unit may be rented to another party so long as one of the dwellings of the property is owner-occupied.

These are allowed in five specific zones via a Special Use Permit, which requires a public hearing. The zones are Undeveloped (U), Ranch Acres (R-A), Residential Estates (R-E), Single Family Residential Restricted (R-D) and Single Family Residential (R-1).

The lot must be a minimum of 6,500 square feet and the accessory



With this new change, casitas may now offer an alternative affordable living option.

dwelling units are limited to half the size of the primary structure and may take up no more than half of the rear yard. The use remains “single family,” the lot may not be subdivided and the unit may not be sold separately.

There have been many states across the country that allow habitable accessory structures. In Southern Nevada, unincorporated Clark County and Henderson allow such accessory dwelling units with kitchens.

GRANTS UPDATE – CONTINUED FROM PAGE 4

URBAN LAND INSTITUTE COMMUNITY ACTION GRANT

The Urban Land Institute offers grants up to \$35,000 for public education programs to advance the goals and objectives of the institute. The main goal is to promote better urban design and planning practices.

The city has applied for a \$24,500 grant to fund two half-day workshops, titled Planning 101-The Basics. These workshops are geared toward the over 200 registered neighborhood leaders in the city. The goal will be to educate them on the planning process, how and when to get involved in the process and the most effective way to influence the process. One of the workshops will be

geared toward downtown and inner-city redevelopment and the other will be geared toward newer development

in the northwest. This award will be announced by June.



1st Quarter “...and another thing. Amazing Factoids that will keep you riveted”
http://www.lasvegasnevada.gov/files/And_Another_Thing_1st_Qtr_06_Final.pdf
(FYI - The 2nd Quarter will be online in May 06)

Updated West Las Vegas Plan approved January 26, 2006
<http://www.lasvegasnevada.gov/files/WestLasVegasPlan.pdf>

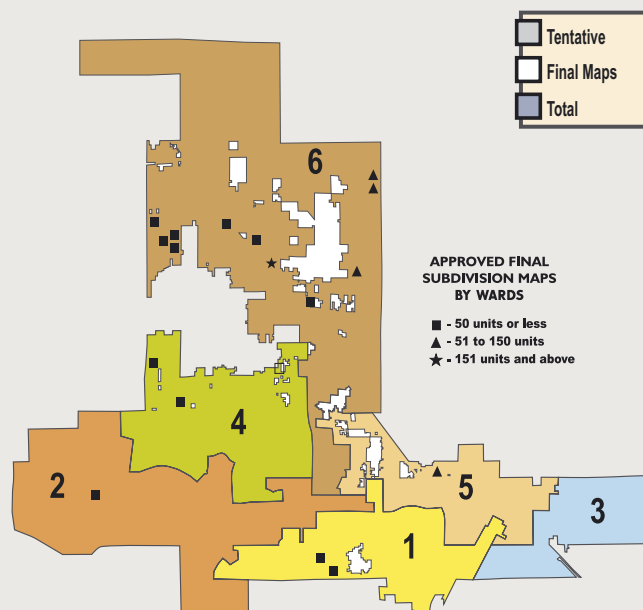
3D Future Downtown Residential Projects
http://www.lasvegasnevada.gov/files/downtown_residential_projects.pdf

City Interactive Map
Property detail information including most recent Planning & Development activity
<http://major.lasvegasnevada.gov/website/clvcamps/viewer.htm>

Land Use & Project Development Application Requirements
<http://www.lasvegasnevada.gov/Publications/forms.asp?id=5622>

Revised 2006 Planning Commission Meeting Schedule
The pre-application conference request deadline has been changed to Fridays at 5 p.m.
http://www.lasvegasnevada.gov/files/2006_PC_Schedule.pdf

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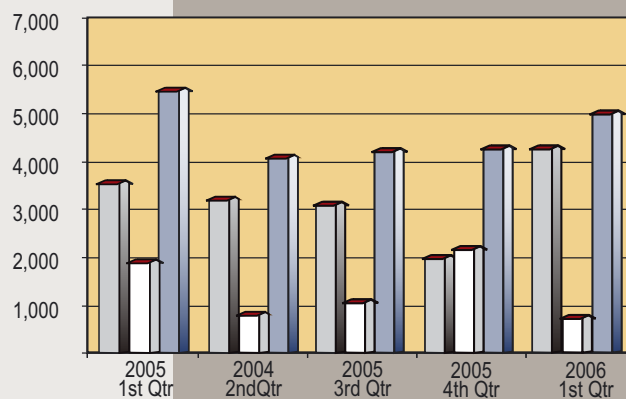


Leading Economic Indicators For Clark County

"The Southern Nevada Index of Leading Indicators again reveals modest change, up by only 0.1% from last month's value and 1.28 percent for the year-ago level. Tourism and construction continue along strong growth paths, bumping up against capacity constraints. Capacity constraints work to hold the rate of expansion. Still, the upward movement in the index points to further expansion in the first half of 2006."

Source: UNLV Center for Business and Economic Research

Approved Subdivision Lots



Source: city of Las Vegas

Approved Subdivision Lots

	Tentative Maps	Final Maps	Total
1st Qtr - 2005	3,592	1,972	5,564
2nd Qtr - 2005	3,282	863	4,145
3rd Qtr - 2005	3,187	1,130	4,317
4th Qtr - 2005	2,071	2,291	4,362
1st Qtr - 2006	4,357	757	5,114
% Chg Last Qtr.	110.04	-67.0	17.2
% Chg Last Year	21.3	-61.6	-8.1

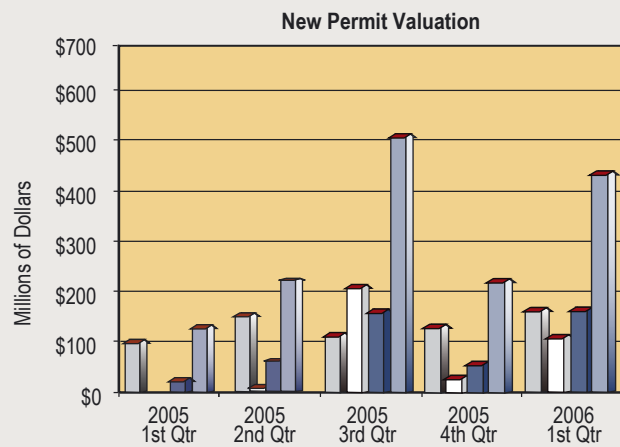
Leading Economic Indicators

CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX**
RESIDENTIAL BUILDING						
Units Permitted	Dec-05	#Units Permitted	2,944	-9.02%	48.46%	0.009%
Valuation	Dec-05	Dollars	\$347,516,222	-4.33%	47.20%	-0.026%
COMMERCIAL BUILDING	Dec-05	#Units Permitted	141	-17.54%	2.17%	0.032%
Valuation	Dec-05	Dollars	\$133,664,405	-16.98%	64.22%	-0.016%
TAXABLE SALES	Dec-05		\$3,408,600,422	23.67%	8.58%	0.011%
McCARRAN AIRPORT	Dec-05	Passengers Enplaned/Deplaned	3,522,714	-2.62%	6.21%	0.007%
GALLONS OF GASOLINE	Dec-05	Thousands of Gallons	58,441,264	-9.27%	-5.49%	-0.457%
GROSS GAMING	Dec-05	Dollars	\$762,601,291	-9.93%	7.45%	-0.307%
CONVENTIONS	Dec-05	People	3,073,799	-0.77%	7.61%	0.086%
Attendance	Dec-05	People	193,095	-66.04%	36.03%	0.010%
OVERALL CHANGE*	Feb-05		132.23	-0.67%	1.38%	-0.67%

* The index is a six month forecast (April 1, 2006) from the month of the data (October 1, 2005) and four months from the month of the series (December 1, 2005).

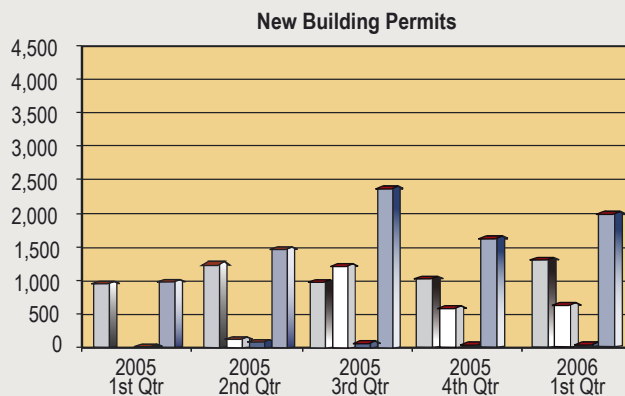
** The contribution to the Index is a net-weighted average of each series after adjustment for seasonal variation.

Source: UNLV Center for Business and Economic Research

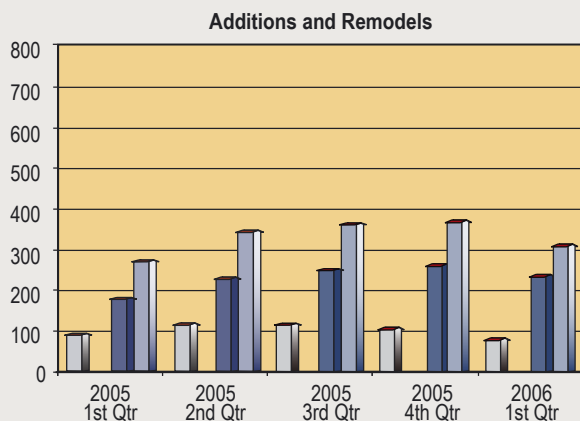


New Permit Valuation				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2005	\$106,829,564	-	\$ 29,686,711	\$136,516,275
2nd Qtr - 2005	\$156,667,976	\$ 8,305,488	\$ 60,722,061	\$225,695,525
3rd Qtr - 2005	\$132,331,999	\$212,579,578	\$167,598,922	\$512,510,499
4th Qtr - 2005	\$132,379,335	\$ 28,545,813	\$ 58,163,453	\$219,088,601
1st Qtr - 2006	\$165,047,208	\$105,823,134	\$165,481,200	\$436,351,542
% Chg Last Qtr.	24.7	270.7	184.5	99.2
% Chg Last Year	54.5	100.0	457.4	219.6

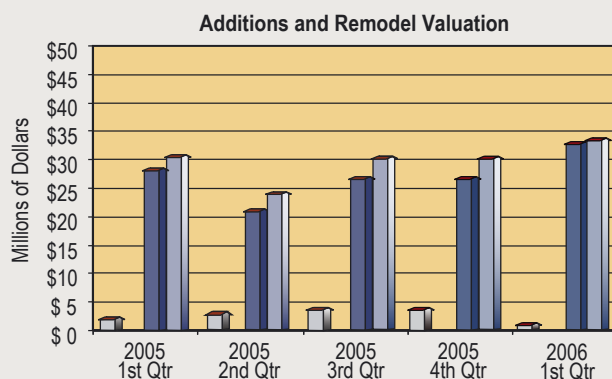
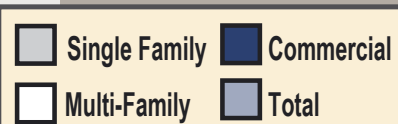
Source: city of Las Vegas (including subdivision information)



New Building Permits				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2005	977	-	27	1,004
2nd Qtr - 2005	1,242	139	65	1,446
3rd Qtr - 2005	1,041	1,267	58	2,366
4th Qtr - 2005	1,010	572	49	1,631
1st Qtr - 2006	1,275	635	39	1,949
% Chg Last Qtr.	26.2	11.0	-20.4	19.5
% Chg Last Year	30.5	100.0	44.4	94.1



Additions and Remodels				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2005	91	-	178	269
2nd Qtr - 2005	115	-	222	337
3rd Qtr - 2005	111	-	239	350
4th Qtr - 2005	103	-	255	358
1st Qtr - 2006	72	-	225	297
% Chg Last Qtr.	-30.1	0.0	-11.8	-17.0
% Chg Last Year	-20.9	0.0	26.4	10.4



Additions and Remodel Valuation				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2005	\$2,317,013	-	\$28,126,320	\$30,443,333
2nd Qtr - 2005	\$2,994,925	-	\$20,670,964	\$23,665,889
3rd Qtr - 2005	\$3,448,250	-	\$26,739,760	\$30,188,010
4th Qtr - 2005	\$3,385,902	-	\$27,552,076	\$30,937,978
1st Qtr - 2006	\$2,196,318	-	\$81,800,815	\$83,997,133
% Chg Last Qtr.	-35.1	0.0	196.9	171.5
% Chg Last Year	-5.2	0.0	190.8	175.9

DONALD L. "PAT" SHALMY

PRESIDENT, NEVADA POWER COMPANY AND CORPORATE SENIOR VICE PRESIDENT, PUBLIC POLICY AND EXTERNAL AFFAIRS, SIERRA PACIFIC RESOURCES

Donald L. "Pat" Shalmy joined Nevada Power (NPC) in May 2002 as senior vice president and was named president in July 2002. Prior to joining NPC, he was director of government and community relations for Kummer, Kaempfer, Bonner and Renshaw.

Shalmy was president of the Las Vegas Chamber of Commerce from 1997-2001, the third largest Chamber in the United States, with 7,000 members and a staff of 60. Under his leadership, the Chamber was recognized as the most influential voice of business in the State of Nevada.

Nevada Power and its parent company, Sierra Pacific Resources, provides electricity to over one million electric customers throughout Nevada and in northeastern California. Among the many communities served are Las Vegas, Reno-Sparks, Henderson, Elko and South Lake Tahoe.

From 1979 to 1997 Shalmy worked for Clark County. He was director of comprehensive planning until 1984 when he was appointed county manager. While county manager, Shalmy played a key role in shaping Las Vegas into the dynamic business community and celebrated tourist destination known the world over.

Shalmy attended the University of



Donald L. Shalmy, President, Nevada Power Company.

Arkansas where he earned a Bachelor's Degree. He received a Master of Science Degree in Urban and Regional Planning from the University of Arizona.

Well known in the community, Pat Shalmy holds leadership positions with several organizations. He is President of the Las Vegas Area Boy Scouts of America Board of Directors and its Executive Committee and serves on the Sunrise Hospital and Medical Center Board of Trustees, Nevada Development Authority and its Executive Committee, the Las Vegas Monorail Company Board of Directors, and the Outside Las Vegas Foundation. He is also a member of the Board of Advisors for the Las Vegas and Henderson Boys and Girls Club. He served as 1998 campaign chairman for the United Way and was public executive in residence for the University of Nevada, Las Vegas Public Administration program in 1997-1998.

Shalmy is married, has two children and four grandchildren. For relaxation he enjoys playing guitar and harmonica, especially for the grandchildren. He also loves to hike, read historical novels and view his collection of Western movie classics.



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